



Bk: 9501Pg: 308 Page: 1 of 3
Recorded: 06/02/2008 03:06 PM

Affected premises: 241 Sunset Ave
Amherst, MA 01002

MASSACHUSETTS EXCISE TAX
Hampshire District ROD #13 001
Date: 06/02/2008 03:06 PM
ctrl# 020326 30199 Doc# 00011901
Fee: \$1,094.40 Cons: \$240,000.00

QUITCLAIM DEED

I, Omid Oliaei a/k/a ^{Oliaei} Omid-Oliaei, a married man, of 140 Aubinwood Road, Amherst, Massachusetts, 01002,

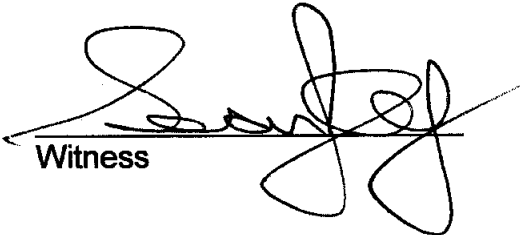
in consideration of Two Hundred Forty Thousand Dollars (\$240,000.00) Dollars to me paid,

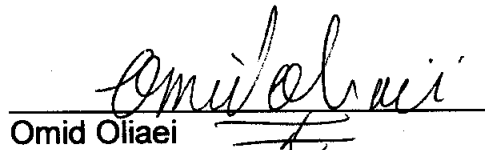
grant, with **QUITCLAIM COVENANTS**,

to Good Ol Daves LLC a Massachusetts limited liability company c/o James Cherewatti, of 53 Stage Coach Road, Amherst, Massachusetts, 01002,

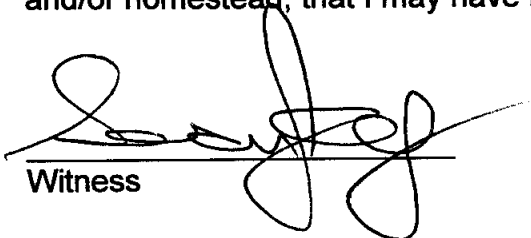
The land in Amherst, Hampshire County, Massachusetts, bounded and described on EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF.

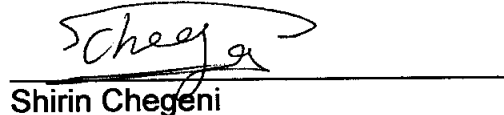
Witness my hand and seal this 2nd day of June, 2008.


Witness


Omid Oliaei

And I, Shirin Chegeni, wife of Omid Oliaei, join in this Deed to release any right of dower and/or homestead, that I may have in and to said premises.


Witness


Shirin Chegeni

**COMMONWEALTH OF MASSACHUSETTS
COUNTY OF HAMPSHIRE**

On this 2nd day of June, 2008, before me, the undersigned notary public, personally appeared Omid Oliaei and Shirin Chegeni, and proved to me through satisfactory evidence of identification, being personal knowledge of identity, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Sean J. Cleary, Notary Public
My Commission Expires: 12/13/13

Sean J. Cleary, Notary Public
Commonwealth of Massachusetts
My Commission Expires 12/13/2013

Exhibit "A"

The land and the buildings thereon in Amherst, Hampshire County, Massachusetts, situated on the easterly side of Sunset Avenue, bounded and described as follows:

BEGINNING at an iron pipe set in the easterly side of said Sunset Avenue, said iron pipe being two hundred sixty-eight (268) feet, more or less, southerly, measured along the easterly line of Sunset Avenue from the intersection thereof with the southwesterly line of North Hadley Road; thence SOUTHERLY along Sunset Avenue eighty (80) feet, more or less, to an iron pipe at the Southwest corner of the tract hereby conveyed and at the northwest corner of other land now or formerly of William H. Ormond, Jr.; thence EASTERLY along said other land now or formerly of said Ormond one hundred two and eight-tenths (102.8) feet, more or less, to an iron pipe at land now or formerly of one Graves; thence NORTHERLY along land now or formerly of said Graves fifty-nine and eight-tenths (59.8) feet, more or less, to an iron pipe at land now or formerly of one Temple; thence WESTERLY along land now or formerly of said Temple forty-one (41) feet, more or less, to an iron pipe; thence NORTHERLY along land now or formerly of said Temple twenty and two-tenths (20.2) feet, more or less, to an iron pipe; thence WESTERLY along land now or formerly of said Temple sixty-two and five-tenths (62.5) feet, more or less, to the point of beginning.

Being the same premises conveyed to the Grantee herein by deed dated August 22, 2005 and recorded in Hampshire Registry of Deeds in Book 8404, Page 5.

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER
MARIANNE L. DONOHUE